

CITY OF TIGARD, OREGON

RESOLUTION NO. 02- 18

A RESOLUTION ESTABLISHING SANITARY SEWER REIMBURSEMENT DISTRICT
NO. 22 (HOWARD DRIVE)

WHEREAS, the City has initiated the Neighborhood Sewer Extension Program to extend public sewers and recover costs through Reimbursement Districts in accordance with TMC Chapter 13.09; and

WHEREAS, these property owners have been notified of a public hearing in accordance with TMC 13.09.060 and a public hearing was conducted in accordance with TMC 13.09.050; and

WHEREAS, the City Engineer has submitted a report describing the improvements, the area to be included in the Reimbursement District, the estimated costs, a method for spreading the cost among the parcels within the District, and a recommendation for an annual fee adjustment; and

WHEREAS, the City Council has determined that the formation of a Reimbursement District as recommended by the City Engineer is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City Engineer's report titled "Sanitary Sewer Reimbursement District No. 22", attached hereto as Exhibit A, is hereby approved.

SECTION 2: A Reimbursement District is hereby established in accordance with TMC Chapter 13.09. The District shall be the area shown and described on Exhibit B. The District shall be known as "Sanitary Sewer Reimbursement District No. 22."

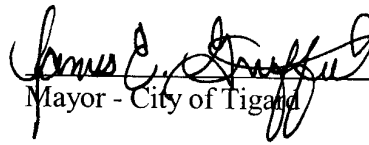
SECTION 3 Payment of the reimbursement fee as shown in Exhibit A is a precondition of receiving City permits applicable to development of each parcel within the Reimbursement District as provided for in TMC 13.09.110.

SECTION 4 An annual fee adjustment, at a rate recommended by the Finance Director, shall be applied to the Reimbursement Fee.

SECTION 5 The City Recorder shall cause a copy of this resolution to be filed in the office of the County Recorder and shall mail a copy of this resolution to all affected property owners at their last known address, in accordance with TMC 13.09.090.

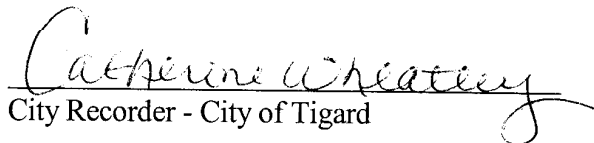
EFFECTIVE DATE: This resolution shall be effective immediately.

PASSED: This 12th day of March 2002.



Mayor - City of Tigard

ATTEST:



City Recorder - City of Tigard

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Exhibit A
City Engineer's Report
Sanitary Sewer Reimbursement District No. 22 (Howard Drive)

Background

This project will be constructed and funded under the City of Tigard Neighborhood Sewer Extension Program (NSEP). Under the program the City of Tigard would install public sewers to each lot within a project area. At the time the property owner connects to the sewer, the owner would pay a connection fee of \$2,335.00 and reimburse the City for a fair share of the cost of the public sewer. There is no requirement to connect to the sewer or pay any fee until connection is made. In addition, property owners are responsible for disconnecting their existing septic system according to Washington County rules and for any other modifications necessary to connect to the public sewer.

Project Area - Zone of Benefit

Existing sanitary sewer lines are located in SW Fonner Street and 121st Avenue as shown on Exhibit Map B. The line from Fonner Street would be extended south through a proposed easement then continue along Howard Drive and James Court serving thirty-three lots. The two remaining lots on Howard Drive would be served from a line extended from SW 121st Avenue. The three lots between 13470 and 13350 Howard Drive are currently served by a line from Terrace Trails Drive and are not included in the proposed district.

Cost

The estimated cost for the sanitary sewer construction is \$201,220. The proposed easement is expected to cost about \$5,000. Engineering and inspection fees amount to \$27,840 (13.5%) as defined in TMC 13.09.040(1). The estimated total project cost is \$234,060. This is the amount that should be reimbursed to the sanitary sewer fund as properties connect to the sewer and pay their fair share of the total amount. However, the actual amount that each property owner pays is subject to the City's incentive program for early connections.

In addition to sharing the cost of the public sewer line, each property owner, except for the owner providing the easement, will be required to pay an additional \$2,335 connection and inspection fee when connection to the public line is made. All owners will be responsible for all plumbing costs required for work done on private property.

Reimbursement Rate

All properties in this area are zoned R-4.5 and have similar lot sizes as can be seen in Exhibit Map B. Therefore, it is recommended that the total cost of the project be divided equally among the thirty-five properties included in the reimbursement district. Resolution 01-46 limits this fee to \$6,000 to the extent that it does not exceed \$15,000 per owner for connections completed within three years of final approval of the City Engineer's Report.

Other reimbursement methods include basing the proportional share upon the square footage of each property or by the length of frontage of each property. These methods are not recommended because there is no correlation between these methods and the cost of providing service to each lot or the benefit to each lot.

Each property owner's estimated fair share of the public sewer line is \$6,590. Each owner's fair share would be limited to \$6,000 to the extent that it does not exceed \$15,000, for connections completed within three years of City Council approval of the final City Engineer's Report following construction in accordance with Resolution 01-46 (attached). In addition to paying for the first \$6,000, owners will remain responsible for paying all actual costs that exceed \$15,000.

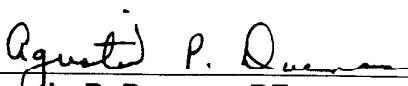
Annual Fee Adjustment

TMC 13.09.115 states that an annual percentage rate shall be applied to each property owner's fair share of the sewer line costs on the anniversary date of the reimbursement agreement. The Finance Director has set the annual interest rate at 6.05% as stated in City of Tigard Resolution No. 98-22.

Recommendation

It is recommended that a reimbursement district be formed with an annual fee increase as indicated above and that the reimbursement district continue for fifteen years as provided in the Tigard Municipal Code (TMC) 13.09.110(5). Fifteen years after the formation of the reimbursement district, properties connecting to the sewer would no longer be required to pay the reimbursement fee.

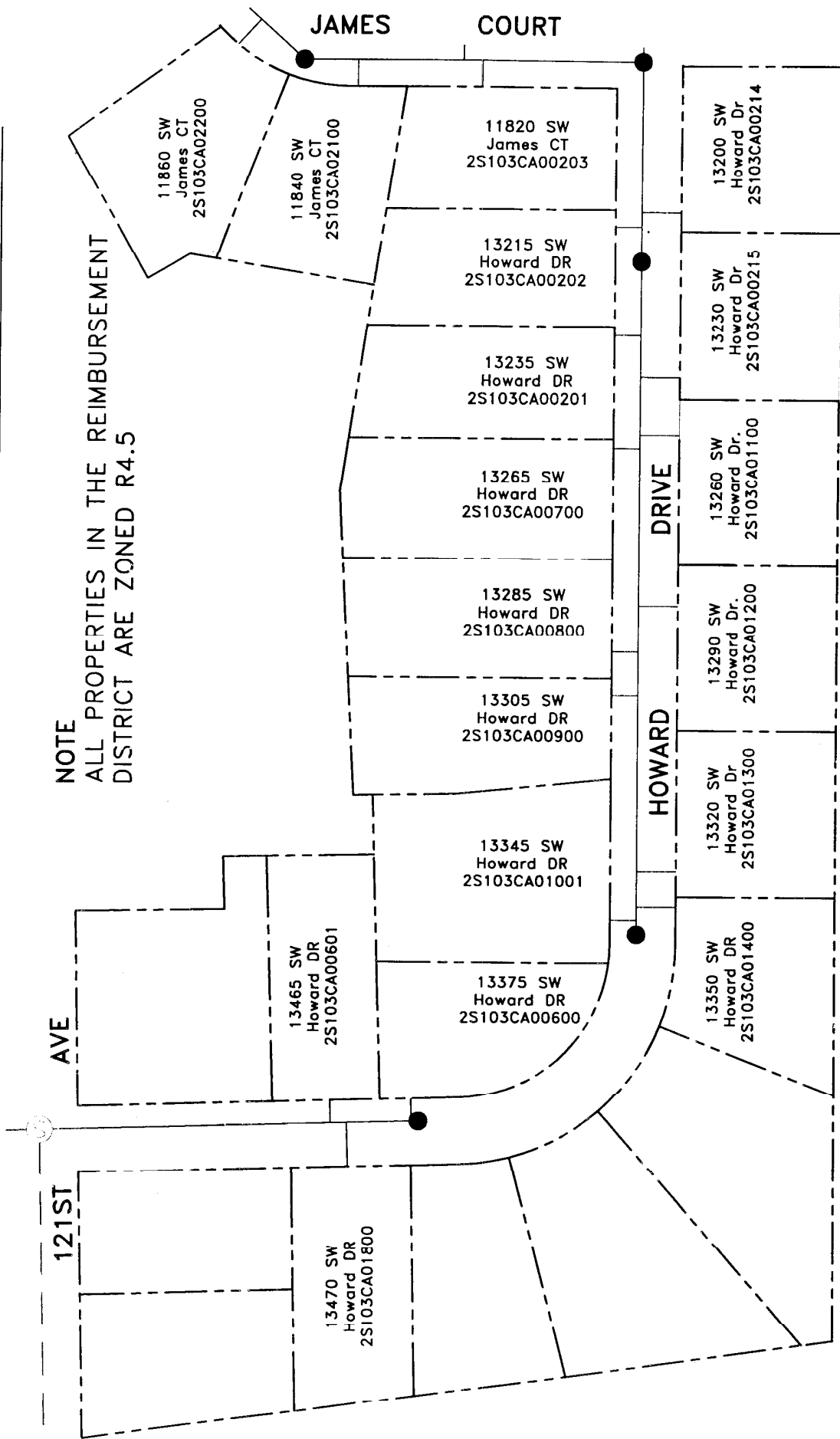
Submitted _____, 2002



Agustin P. Duenas, PE
City Engineer

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A PORTION OF THE NE 1/4 OF THE SW 1/4 SECTION 03 T2S R1W W.M.
AND SE 1/4 OF THE NW 1/4 OF SECTION 03 T2S R1W W.M.



PROPOSED MANHOLE

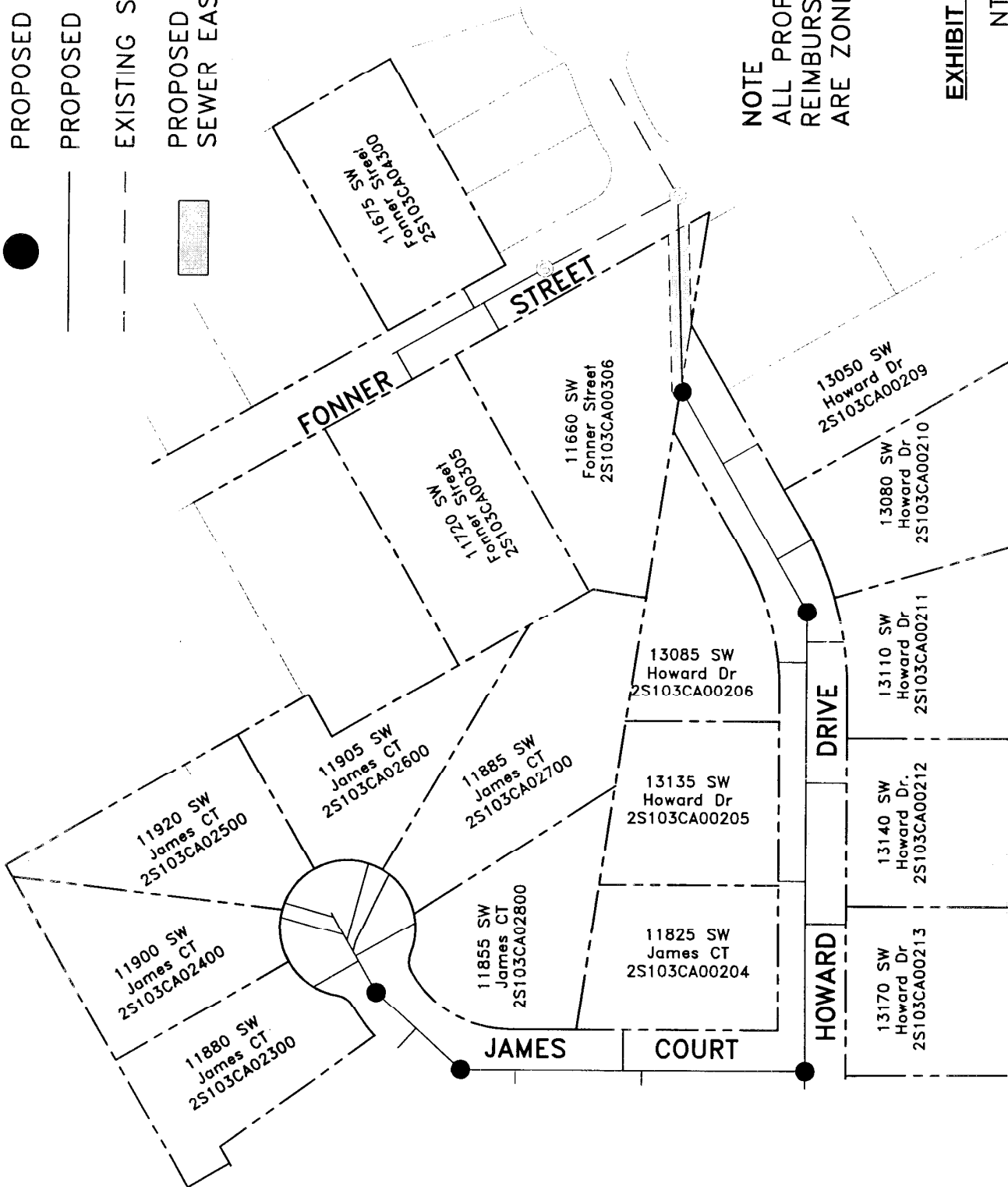
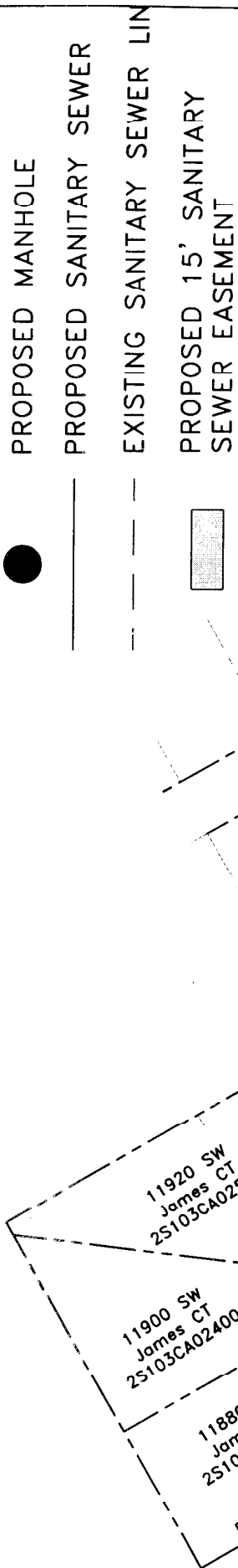
PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER LINE

EXHIBIT B (pg 1)

NTS

A PORTION OF THE NE 1/4 OF THE SW 1/4 SECTION 03 T2S R1W W.M.
AND SE 1/4 OF THE NW 1/4 OF SECTION 03 T2S R1W W.M.



NOTE
ALL PROPERTIES IN THE
REIMBURSEMENT DISTRICT
ARE ZONED R4.5

EXHIBIT B (pg 2)

NTS

HOWARD DRIVE
SANITARY SEWER IMPROVEMENTS
REIMBURSEMENT DISTRICT #22

LEGAL DESCRIPTION:

TAX LOT	2S103CA00201
TAX LOT	2S103CA00202
TAX LOT	2S103CA00203
TAX LOT	2S103CA00204
TAX LOT	2S103CA00205
TAX LOT	2S103CA00206
TAX LOT	2S103CA00209
TAX LOT	2S103CA00210
TAX LOT	2S103CA00211
TAX LOT	2S103CA00212
TAX LOT	2S103CA00213
TAX LOT	2S103CA00214
TAX LOT	2S103CA00215
TAX LOT	2S103CA01300
TAX LOT	2S103CA00305
TAX LOT	2S103CA00306
TAX LOT	2S103CA00600
TAX LOT	2S103CA00601
TAX LOT	2S103CA00700
TAX LOT	2S103CA00800
TAX LOT	2S103CA00900
TAX LOT	2S103CA01001
TAX LOT	2S103CA01100
TAX LOT	2S103CA01200
TAX LOT	2S103CA01400
TAX LOT	2S103CA01800
TAX LOT	2S103CA02100
TAX LOT	2S103CA02200
TAX LOT	2S103CA02300
TAX LOT	2S103CA02400
TAX LOT	2S103CA02500
TAX LOT	2S103CA02600
TAX LOT	2S103CA02700
TAX LOT	2S103CA02800
TAX LOT	2S103CA04300



VICINITY MAP
NTS

PROPERTIES INCLUDED IN
REIMBURSEMENT DISTRICT